

### DEVELOPMENT LAND ALONG ROCK ROAD

FOR SALE S. OF SW/C AT ROCK RD. & INDEPENDENCE AVE., DERBY, KS 67037

**SALE PRICE** 

\$529,500 (\$15.00/SF) \$515,000 (\$14.56/SF)

LOT SIZE **ZONING** 

35,370 SF LC

**2024 TAXES** 

**GENERALS: \$5.48** SPECIALS: \$714.21

**HIGHWAY ACCESS** 



15 2.2 MILES



35 5.5 MILES







#### PROPERTY HIGHLIGHTS

- Ideal location for restaurant, office, medical and retail users.
- · Located near a signalized intersection.
- All utilities are available to site.
- · Access drive in place.
- · Area neighbors include:



**HTeaO** 

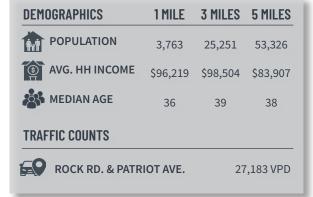


Schlotzsky's







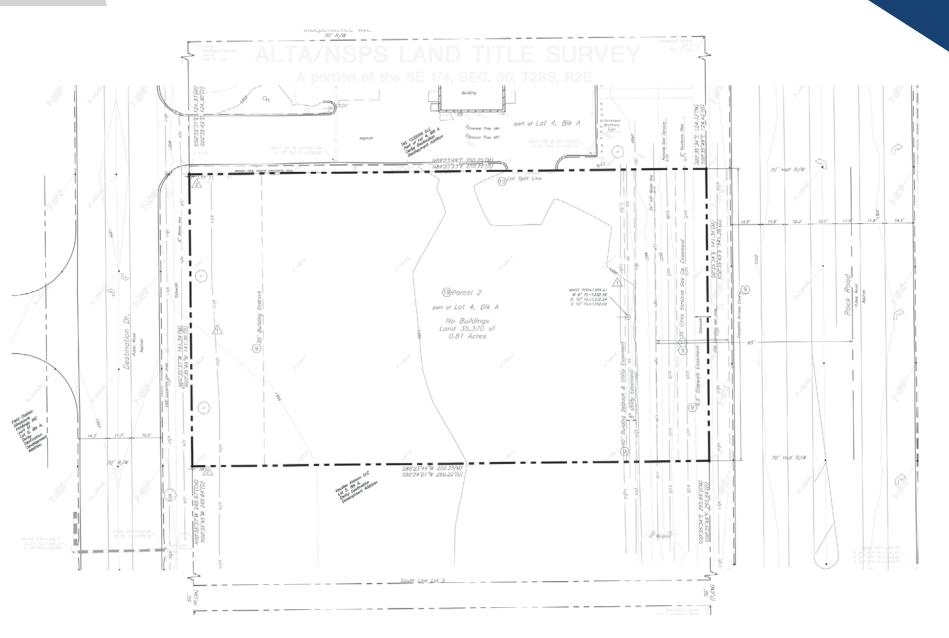




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### **SURVEY**





WeigandCommercial.com

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### WEIGAND

#### **AERIAL VIEW**



